101.0	0006	0008.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 770,700 / 770,700
					USE VALUE: 770,700 / 770,700
					ASSESSED: 770,700 / 770,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		TOWER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GAUMONT COLIN
Owner 2:	GAUMONT-KULIKOVA MARIA
Owner 3:	
Street 1:	27 TOWER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	UHLAND DAVID -
Owner 2:	UHLAND VOLLERS LORI -
Street 1:	27 TOWER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .162 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1958, having primarily Vinyl Exterior and 1650 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7070.000	324,700	3,500	442,500	770,700
Total Card	0.162	324,700	3,500	442,500	770,700
Total Parcel	0.162	324,700	3,500	442,500	770,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 467.09 /Parcel: 467.09

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 65486

GIS Ref

GIS Ref

Insp Date 08/07/18

!8125!

PREVIOUS ASSESSMENT

Parcel ID 101.0-0006-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	324,700	3500	7,070.	442,500	770,700		Year end	12/23/2021
2021	101	FV	313,300	3500	7,070.	442,500	759,300		Year End Roll	12/10/2020
2020	101	FV	313,300	3500	7,070.	442,500	759,300	759,300	Year End Roll	12/18/2019
2019	101	FV	296,800	3500	7,070.	448,800	749,100	749,100	Year End Roll	1/3/2019
2018	101	FV	296,800	3500	7,070.	335,000	635,300	635,300	Year End Roll	12/20/2017
2017	101	FV	296,800	3500	7,070.	303,400	603,700	603,700	Year End Roll	1/3/2017
2016	101	FV	296,800	3500	7,070.	290,800	591,100	591,100	Year End	1/4/2016
2015	101	FV	248,800	3500	7,070.	246,500	498,800	498,800	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8125

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
UHLAND DAVID,	1543-195	1	5/16/2019		790,000	No	No		Filed both ways 72614:389
MAHONEY JOHN B	1373-118		8/25/2009		521,000	No	No		
	839-182		8/17/1973		34,500	No	No		N

PRINT

Date	Time
12/30/21	06:46:43

LAST REV

Date	Time
08/12/19	08:34:50
jorourke	

USER DEFINED

Prior Id # 1:	65486
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/12/2012	868	Siding	15,985					INSTALL VINYL SIDI
6/15/2011	586	Manual	3,600					

ACTIVITY INFORMATION

Date	Result	By	Name
8/12/2019	SQ Returned	JO	Jenny O
8/7/2018	MEAS&NOTICE	CC	Chris C
11/4/2008	Meas/Inspect	294	PATRIOT
12/1/1999	Inspected	264	PATRIOT
11/10/1999	Mailer Sent		
10/22/1999	Measured	256	PATRIOT
9/4/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7070		Sq. Ft.	Site		0	70.	0.89	5									442,470						442,500	

Total AC/HA:	0.16230	Total SF/SM:	7070	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 442,470	Spl Credit	Total: 442,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99395996
Adj $ / SQ:	134.185
Other Features:	106530
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397197
Depreciation:	73879
Depreciated Total:	323319

COMMENTS

PDAS KIDNEY SHAPED POOL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

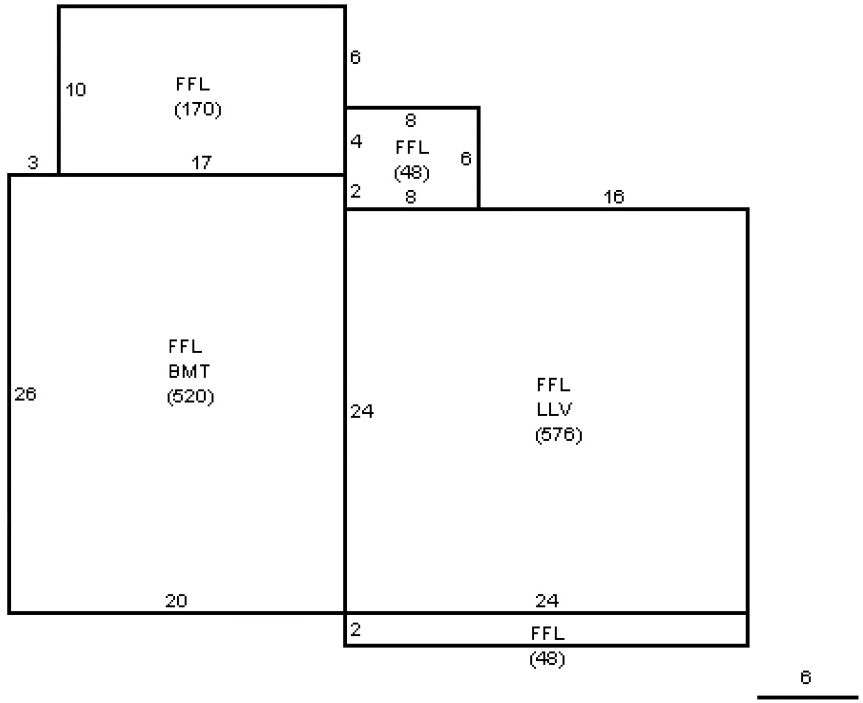
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	147.60
Special Features:	1400	Val/Su Net:	132.10
Final Total:	324700	Val/Su SzAd	238.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,362	134.180	182,759
LLV	Lower Level	576	88.310	50,867
BMT	Basement	520	40.260	20,933
	Net Sketched Area:	2,458	Total:	254,559
Size Ad	1362	Gross Area	2458	FinArea 1650

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0006-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	Pool-Gunite	D	Y	1	8X22	A	AV	980	33.59	T	40.8	101			3,500			3,500
96	Whirl Pool	M	S	1	4	A	AV	1984	500.00	T	28	101			1,400			1,400

More:	N	Total Yard Items:	3,500	Total Special Featues:	1,400	Total:	4,900

IMAGE

AssessPro Patriot Properties, Inc